

MANUKA ARCADE®

DESIGN PRINCIPLES & SIGNAGE POLICY

BACKGROUND

In April 2016 the Executive Committee considered proposals for the design of upgrades to the Arcade and appointed Department of Design to prepare design concepts and subsequent plans for upgrade works within the building. A presentation on the design concepts and proposed direction was provided to owners and occupiers prior to the annual general meeting in September that year and feedback was incorporated into the subsequent proposals.

Owners and occupiers were provided with updates on the development of these proposals by the designer and Executive Committee. A final set of plans for proposed upgrades were adopted by the Executive Committee in March 2017 and full details provided to owners at the annual general meeting in July 2017.

While minor modifications were made during the process of undertaking works to meet the practical requirements and limitations of contractors the broad design concepts have underpinned all works since that time.

BROAD THEMES

The underlying design theme sought to capture and build upon the heritage of the Arcade as one of the original buildings in Manuka. Echoes of the [Strand Arcade](#) in Sydney, the [Block Arcade](#) in Melbourne and the [Adelaide Arcade](#) were sought to be captured in the clean 'art deco' lines, colours and styling.

As part of the styling ground floor signage was to be pared back with each unit allocated a standardised sign over their door or other suitable location. Frames have been manufactured for each of the ground floor tenancies.

Lightboxes and other signage within the arcade atrium would be removed to 'declutter' the central atrium area. Exterior signage above the arcade awnings was removed and replaced with painted signs in a raised lettering style for units with front and rear entrance aspects.

DESIGN DETAILS

A standard font, **COPPERPLATE GOTHIC**, was adopted for all signage within Arcade (directories and other building signage) consistent with the broad theme.

A paint palette was adopted for the building incorporating the following colours in designated areas:

- Dulux Whisper White (PA01)
- Dulux Vivid White (PA02)
- Taubmans Tornado (PA03)
- Taubmans Burlap Beige (PA04)
- Taubmans Iron Age (PA05)¹

¹ This may not have been used, advised in relation to the bulkhead area 'the colour Taubmans Iron Age PA05 is much lighter. A sample of the render with me was matched at Bunnings to code: B OY58.00, C OY10.00, I OY22.00. Base white Taubmans external semi gloss.

- Dulux Black (PA06)
- Taubmans Grey Comfort (PA07)

Tiles, basins, mouldings and other fixtures and fittings were chosen to compliment the design theme.

Rockcote Tuscany Trowel on Coarse finish would continue to be applied to the bulkhead areas.

SIGNAGE POLICY

Consistent with the final set of plans for proposed upgrades adopted by the Executive Committee in March 2017 the following Signage Policy was adopted at that time:

- All ground floor units would be entitled to a single blade sign (non-illuminated) provided by the Owners Corporation and reflecting the design in drawing ID301,
- Ground floor units with a street frontage, units 1, 12, 7, and 8, will be allowed an illuminated sign under the arcade awning consistent with the designs in drawing ID130,
- First floor units with a street frontage, units 13, 20, 16, and 17, will be allowed external painted signage above the arcade awning consistent with the designs in drawing ID300,
- Unit 17 will be allowed signage on the bulkhead above the passageway outside the entrance to the unit, and
- Existing signage in place as at July 2017 would be allowed to remain in place until the expiration of the current lease term.

DIRECTORY BOARD SPECIFICATIONS

Directory boards are located at the bottom of each stairwell. The specifications of each are:

- S2K Identity System Directory Board ([AM Series Components](#))
- Insert Size 105mm x 577.5mm
- Brushed Matte Black finish
- Silver vinyl cut letter per drawing ID213

Inserts are available from a range of suppliers including:

- Signs Letter n Lines (supplier - now closed)
- Sign Projects <http://signprojects.com.au/>

VERSION HISTORY

Version		Date	Amended
1.0		23/4/21	Original Consolidation of Principles in current form from prior decisions and signage policy
2.0		4/6/21	Updated for previously omitted decisions
2.1		16/7/21	Stylistic changes, inclusion of version history and images of design drawings
2.2		4/11/22	Updated to incorporate details of directory board and ID213

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General Notes:
The builder shall verify all orientation or site before commencing any work on shop drawings. Figure dimensions shall only be used where no actual dimensions are provided. Any dimensions not to be referred to on shop drawings are irrelevant.

The design is detail driven on this drawings are components and members are property of the Dept. of Design Pty Ltd. All work shall be carried out in accordance with the Building Code of Australia and all relevant Australian standards & local Authorities Regulation.



Issue	Description	By	Date
A	FOR APPROVAL	TM	17.03.16
T1	FOR TENDER	TM	29.03.17

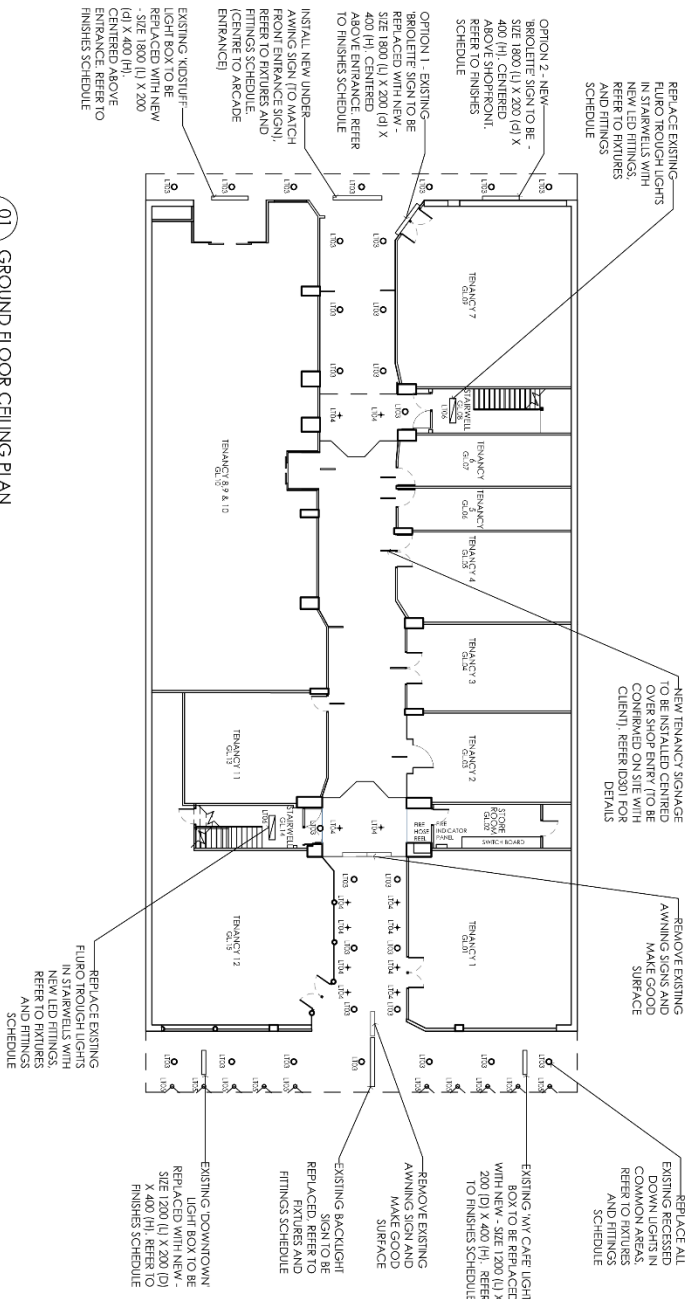
Project	MANUKA ARCADE	Project Address	22-30 FRANKLIN STREET MANUKA ACT 2603	Draft No.	ID 130
Drawn	TM	Client	UNIT 1 PLAN NUMBER 16d [BK 7 SEC 1 GREENTH]	Scale	1:100 @ A3
Job No.	1321	Issuing	GROUND FLOOR REFLECTED CEILING PLAN	Title	11
Cad File Name	PLAN_1321.dwg				
Created by	TIMOTHY TAYLOR				
Checked by	MARIA ANTONIOUS DAVEN				
Date	17 DEC 2018				
Proj Code & Title	PROJ 1321 - 11				
Print Date & Time	17 DEC 2018 17:03:59 PM				

CLIENT SIGN OFF

Clients' Coverage

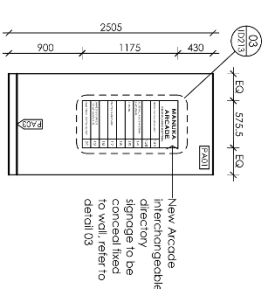
01 GROUND FLOOR CEILING PLAN

NOTE: ALLOW TO CONSULT ASBESTOS REGISTER PRIOR TO COMMENCING REFURBISHMENT WORKS

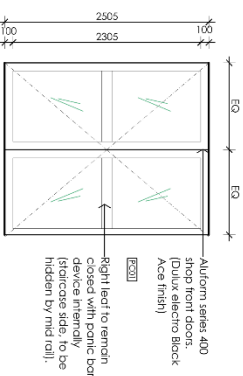


LIGHTING FITTING SYMBOLS LEGEND

- [illegible]

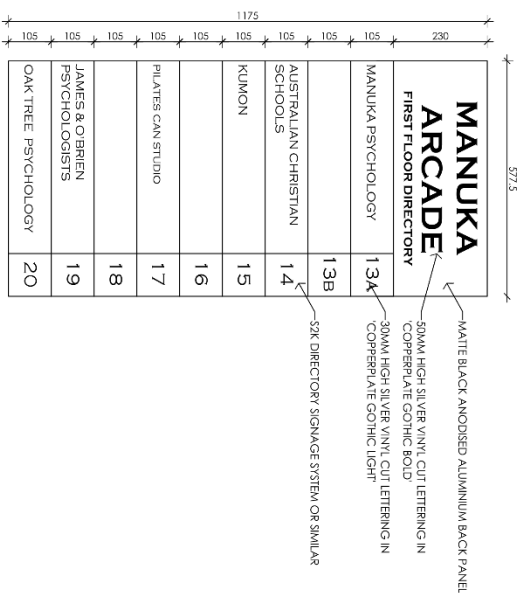


02 ENTRY SIGNAGE
ID211 SCALE 1:50



03 ENTRY DOORS
ID211 SCALE 1:50

Note: Refer to fixtures and fittings schedule for full door specifications



03 DIRECTORY SIGNAGE
ID213 SCALE 1:10

FOR APPROVAL

CLIENT SIGN OFF

CLIENT SIGNATURE

DATE

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Item	Description	By	Date
A	FOR PRELIMINARY	17.11.18	
B	FOR APPROVAL	17.11.18	
C	FOR APPROVAL	27.03.17	
D	FOR APPROVAL		
E	FOR APPROVAL		
F	FOR APPROVAL		
G	FOR APPROVAL		
H	FOR APPROVAL		
I	FOR APPROVAL		
J	FOR APPROVAL		
K	FOR APPROVAL		
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Q	FOR APPROVAL		
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T	FOR APPROVAL		
U	FOR APPROVAL		
V	FOR APPROVAL		
W	FOR APPROVAL		
X	FOR APPROVAL		
Y	FOR APPROVAL		
Z	FOR APPROVAL		

Project Name	Project Address	Project Date
MANUKA ARCADE	22-30 FRANKLIN STREET MANUKA ACT 2603	ID213
CR	UNITS PLAN NUMBER 164 (BK 17 SEC 1, GREYH)	1:20 @ A3
CR	ELEVATIONS - GROUND FLOOR FOYER SIGNAGE (ADJACENT TO BROUETTE)	11
CR	PO BOX 8, 2000	20 NOV 17 03:32 PM

NEW ARCHITECTURE TO BE PART OF EXISTING BUILDING

COLOUR TO MATCH PAINT SIGNSETTER HEIGHT - 300MM

TO BE CONFIRMED ON SITE PRIOR TO APPLICATION

MAHAKA AVENUE
1929

A photograph of a modern building facade. The building has a white upper section with large windows and a dark lower section with a glass entrance. A sign above the entrance reads "BOUTIQUE". Arrows point from the text "BOUTIQUE" and "BOUTIQUE" to the entrance area.

A photograph of a modern building facade. The building has a white upper section with large windows and a dark lower section with a glass entrance. A sign above the entrance reads "BIOLETTA". Another sign on the right side of the building reads "BIOLETTA". Arrows point from the text "BIOLETTA" and "BIOLETTA" to the corresponding parts of the building.

EXISTING PLATES STUDIOS
STANDARD TO BE REMOVED
AND BUILDING MAKE GOOD
FOR NEW PAINT FINISH

EXISTING KIDSTUFF SIGNAGE TO
BE REMOVED AND REPLACED
WITH NEW SIGNAGE LIGHT BOX
1800 (L) X 200 (D) X 400 (H).
(CENTERED OVER ENTRANCE).
REFER TO FINISHES SCHEDULE.

NEW DIGITAL UNDER GANNING
SIGN TO BE INSTALLED. REFER TO
FINISHES AND FININGS SCHEDULE.

OPTION 1 - EXISTING BRICOLETE
SIGNAGE TO BE REMOVED AND
REPLACED WITH NEW SIGNAGE.

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OPTION 1 - EXISTING BRICOLETE
SIGNAGE TO BE REMOVED AND
REPLACED WITH NEW SIGNAGE

CLIENT SIGN OFF

CLIENT'S SIGNATURE _____ DATE _____

CLIENT SIGN OFF

CLIENT'S SIGNATURE _____ DATE _____

CLIENT SIGN OFF _____

CLIENT'S SIGNATURE _____ DATE _____

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General Note: The Reader should verify the information on the before commencing any work or stage analysis. Hazard identification and risk assessment are a two-stage sequential process and the two stages are not intended to be performed in parallel. The stages are sequential and the information from the first stage is used to inform the second stage. The stages are sequential and the information from the first stage is used to inform the second stage. The stages are sequential and the information from the first stage is used to inform the second stage.



Issue	Description	By	Date
A	FOR PRINCIPAL	TM	07.11.16
B	FOR APPROVAL	TM	17.03.17
T1	FOR TENDR	TM	29.03.17

Project	MANUKA ARCADE	Project Address	22-30 FRANKLIN STREET MANUKA ACT 2603	Design No.	ID300
Owner	TM	Client	UNIT 1 PLAN NUMBER 1641 (BK 17, SEC 1, GREENTH)	NOTO SCALE	
Job No.	1321	Issuing	EXTERNAL FINISHES	Issue	11
Code Book Name	C:\Users\123456789\Documents\1321 EXTERNAL FINISHES				
Proj Date & Time	29 May 17 10:22:56 AM				



Note: To be installed on existing bulkhead above shop front, allow to co-ordinate onsite with client. Builder to provide option for double sided backlit LED acrylic panel

IN OFF

[illegible]

Project Address	22-30 FRANKLIN STREET MANUKA ACT 2603	Drawing No	DB301
Project Name	MANUKA ARCADE	Scale	AS INDICATED
Drawn	CHRI	Sheet	11
TM	UNITS PLAIN NUMBER 1641 BK 17 SEC 1, GRIFFITH	Revision	AS INDICATED
Job No	INTERVAL FINISHES	Issue	11
1321			
Client Name		Proj. Detail & Title	
22-30 Franklin Street Manuka ACT 2603		17-05-2018	